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Draft Redevelopment Plan for Redevelopment Project Areas Nos. 5-1986 & 5-1987, Merger & Amendment (Mead Valley Community)

*THE REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE – A
DIVISION OF THE RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY*



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Draft Redevelopment Plan for Redevelopment Project Areas Nos. 5-1986 & 5-1987, Merger & Amendment (Mead Valley Community)

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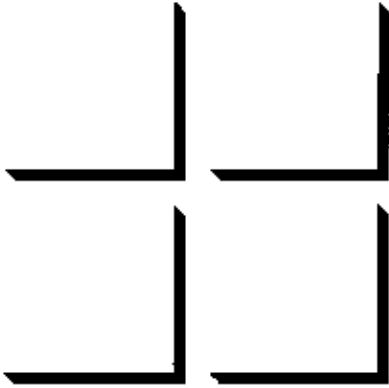
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APPENDIX A - Redevelopment Plan Map

APPENDIX B - Legal Description



I. INTRODUCTION

A. (§100) AUTHORITY

This Redevelopment Plan (hereinafter "Plan") for Redevelopment Project Areas Nos. 5-1986 & 5-1987, Merger & Amendment (Mead Valley Community) (hereinafter "Amendment Area") was prepared by the Redevelopment Agency for the County of Riverside (hereinafter "Agency") in accordance with the California Community Law, California Health and Safety Code Section 33000 *et seq.* (hereinafter "CRL"), and all applicable laws and ordinances. The Agency is a division of the Riverside County Economic Development Agency.

This Plan applies to the Amendment Area, and consists of this text, the Redevelopment Plan Map for the Amendment Area (Appendix A) and the legal description therefor (Appendix B).

B. (§110) PURPOSE AND BASIS OF THIS PLAN

The Board of Supervisors of the County of Riverside (hereinafter "Board of Supervisors") adopted Redevelopment Project Area No. 5-1986 on December 22, 1986, and Redevelopment Project Area No. 5-1987 on December 15, 1987. The Agency proposes to merge Redevelopment Project Area No. 5-1986 and Project Area No. 5-1987 into a single financial and administrative unit (hereinafter, the "Existing Merged Project Area"). The purpose of this Plan is to add land in and around the community of Mead Valley to Redevelopment Project Areas Nos. 5-1986 & 5-1987. This proposed amendment and merger (the "Project"), will follow the provisions outlined by the CRL.

The basis for this Plan is the Preliminary Plan for Redevelopment Project No. 5-1986 & 5-1987, Amendment No. 2 (Mead Valley Community) adopted on January 16, 2002, by resolution of the

Planning Commission of the County of Riverside (hereinafter "Planning Commission").

C. (§120) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

1. (§120.1) **Agency** means the Redevelopment Agency for the County of Riverside.
2. (§120.2) **Amendment Area** means the territory added to the Existing Merged Project Area, which addition shall be effectuated by adoption of this Plan by ordinance of the Board of Supervisors. (See Appendix A.)
3. (§120.3) **Board of Supervisors** means the Board of Supervisors of the County of Riverside, California.
4. (§120.4) **Comprehensive General Plan** means the County of Riverside Comprehensive General Plan. The County is currently in the process of updating its Comprehensive General Plan through the Riverside County Integrated Project (the "RCIP"). As of this writing, drafts of the RCIP are being prepared but are not yet available for public review. All references herein to the Comprehensive General Plan will reference the currently adopted County of Riverside Comprehensive General Plan. At such time as the Board of Supervisors acts to adopt the RCIP, all references to the "Comprehensive General Plan" will refer to the RCIP.
5. (§120.5) **County** means the County of Riverside, California.
6. (§120.6) **CRL** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 *et seq.*), as amended to date.
7. (§120.7) **Existing Merged Project Area** means Redevelopment Project Area No. 5-1986, adopted on December 22, 1986, by Ordinance No. 639, and Redevelopment Project Area No. 5-1987, adopted on December 15, 1987, by Ordinance No. 648.
8. (§120.8) **Legal Description** means the descriptions of the land within the Amendment Area attached to this Plan as Appendix B.
9. (§120.9) **Owner Participation Rules** shall mean the "Rules Governing Participation and Preferences for Owners, Operators of Businesses and Tenants" adopted on November 3, 1998, by Agency Resolution No. RDA 98-19.
10. (§120.10) **Person** means any individual or any public or private entity.

11. (§120.11) **Plan or Redevelopment Plan** means this document, officially designated as “The Redevelopment Plan for Redevelopment Project Areas Nos. 5-1986 & 5-1987, Merger & Amendment (Mead Valley Community), as adopted on _____, 2002 by Board of Supervisors’ Ordinance No. _____. This Plan applies to the Amendment Area only.
12. (§120.12) **Planning Commission** means the Planning Commission of the County of Riverside, California.
13. (§120.13) **Project** means those actions necessary to implement the provisions of this Plan, including all public improvements, other improvements, activities, and programs authorized in this Plan or as otherwise permitted pursuant in the CRL.
14. (§120.14) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.
15. §120.15) **Redevelopment Plan Map** means the Redevelopment Plan Map of the Amendment Area, attached to this Plan as Appendix A.
16. (§120.16) **Riverside County Integrated Project (RCIP)** – The County of Riverside is currently in the process of updating its Comprehensive General Plan through the Riverside County Integrated Project (RCIP).
17. (§120.17) **State** means any state agency or instrumentality of the State of California.

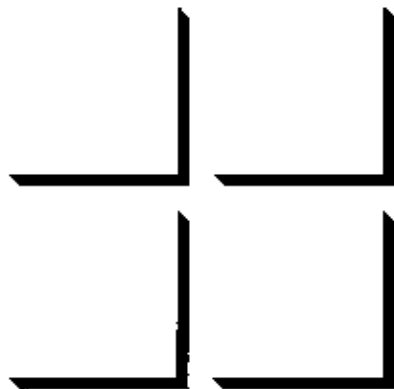
D. (§130) AMENDMENT AREA BOUNDARIES

The boundaries of the Amendment Area are shown and described in Appendix A and Appendix B of this Plan. These boundaries were established by the Planning Commission on January 16, 2002.



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II. DEVELOPMENT IN THE AMENDMENT AREA

A. (\$200) PROJECT OBJECTIVES

The Amendment Area includes a number of conditions that are specified in the CRL as characteristic of blight. The overall objective of this Plan is to provide for the elimination or alleviation of physical and economic conditions of blight. Broadly stated, these conditions include physical deterioration of buildings and facilities both public and private, inadequate public improvements and facilities that are essential to the health and safety of local residents and businesses, areas of incompatible land uses, lots of irregular form and shape and of inadequate size for proper development, parcels suffering from depreciated values and impaired investments, and a variety of other conditions that are a threat to the public health, safety, and welfare.

In eliminating blighting conditions, this Plan is intended to achieve the following goals:

1. To eliminate blighting conditions and to prevent the acceleration of blight in and about the Amendment Area.
2. To effectuate the comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation of the Amendment Area in such a manner as to facilitate a higher and better utilization of the land within the Amendment Area for uses in accordance with the County of Riverside Comprehensive General Plan (hereinafter "Comprehensive General Plan").
3. To use the redevelopment process and provisions permitted by the CRL to promote redevelopment that is consistent with the Comprehensive General Plan and the Riverside County Zoning Ordinance (hereinafter "Zoning Ordinance").

4. To encourage the better utilization of real property, and a more efficient and effective circulation system.
5. To provide for adequate parcels and required public improvements to encourage new construction by private enterprise.
6. To promote the rehabilitation of deteriorated residential units through the provision of grants and loans to property owners. Where deterioration makes rehabilitation infeasible, the Agency will assist property owners in the demolition and replacement of such residential units on a one-for-one basis.

In implementing the above goals, the Agency expects to institute the following programs or activities:

- Encourage development according to the Comprehensive General Plan.
- Promote comprehensive planning, redesign, replanning, reconstruction and/or rehabilitation in such a manner as to achieve a higher and better utilization of the land within the Amendment Area.
- Encourage investment in the Amendment Area by the private sector.
- Promote the development of new and diverse employment opportunities.
- Enhance and expand shopping facilities in the Amendment Area by encouraging the development of new commercial uses and the rehabilitation of existing commercial uses in conformance with the Comprehensive General Plan and the Zoning Ordinance.
- Promote the improvement and centralization of industrial areas to make the provision of public services more efficient.
- Promote the expansion of the Amendment Area's commercial base and local employment opportunities to provide jobs to unemployed and underemployed workers in the area and County-wide.
- Consolidate parcels as needed to induce new or expanded development in the Amendment Area.
- Protect the health and general welfare of the Amendment Area's many low- and moderate-income residents by utilizing 20% of the tax increment revenues from the Amendment Area to improve and preserve the supply of low- and moderate-income housing, including senior housing, both inside and outside the Amendment Area.
- Upgrade the physical appearance of the Amendment Area.

- Assist with rehabilitation of deteriorated structures to eliminate safety deficiencies and to extend the useful lives of these structures, by providing grants and low-interest loans to interested property owners.
- Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment through acquisition of real property.¹
- Buffer residential neighborhoods from the intrusion of incompatible land uses and noise.
- Mitigate potential relocation impacts resulting from changes in Amendment Area land use from non-conforming and dilapidated uses to development in conformance with the Comprehensive General Plan and the Zoning Ordinance.
- Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost to the low- or moderate-income housing market as a result of Agency activities.
- In situations where relocation is necessary, provide relocation assistance to displacees as provided in the CRL in order to mitigate possible hardships due to relocation activities.
- Provide a broad range of public service infrastructure improvements to induce private investment and improve emergency response in the Amendment Area. Such improvements could include the construction or reconstruction of roads, streets, curbs and gutters, sidewalks; the upgrading of street-side landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities.
- Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, a community center and library, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare.
- Encourage the cooperation and participation of Amendment Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in all portions of the Amendment Area.

¹ Acquisition may be only through those means described in Section 320, which do not include eminent domain on residential property.

- Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.
- Provide landscaping in Rights-of-Way.
- Provide multi-use trails (e.g., bike, horse, hiking, etc.).
- Expand sustained and on-going code enforcement activities in the Amendment Area.

B. (§210) CONFORMANCE TO THE COUNTY'S COMPREHENSIVE GENERAL PLAN

All uses proposed in this Plan, or other plans that may be adopted by the Agency, shall be in conformance with the Comprehensive General Plan as it now exists or may be hereafter amended (see Section 120 "Definitions"). Except when inconsistent with this Plan, all requirements of the County's development codes shall apply to all uses proposed hereunder. The Agency, after consultation with the Planning Commission, may, by resolution, adopt specific plans or programs for all or any portion of the Amendment Area, which establish architectural controls, heights of buildings, land coverage, setback requirements, traffic circulation, traffic access, sign criteria and other development and design controls necessary for proper development of both private and public areas within the Amendment Area. These controls shall be in addition to, and may not relax the requirements of, the County's development codes.

C. (§220) CONFORMANCE TO SPECIFIC PLANS

All uses proposed in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any existing specific plan area, or within the territory of a any specific plan that may from time to time be adopted, shall be in conformance with the applicable specific plan. Details of proposed uses in this Plan, or other plans that may be adopted by the Agency, that lie within the boundaries of any specific plan area, may deviate from the specific plan to the extent provided for in the Zoning Ordinance.

D. (§230) SPECIFIC DEVELOPMENT OBJECTIVES

Development in the Amendment Area will be in conformance with this Plan, the Comprehensive General Plan, the Mead Valley

Community Plan, any future Specific Plan(s), and with the Zoning Ordinance.

The Agency's development objectives involve encouraging the implementation of development in accordance with the Comprehensive General Plan. In doing so, it is the Agency's intent is to provide assistance in the following ways:

1. The construction of needed public improvements and facilities including, but not limited to those described in Section 344 herein.
2. Various forms of Agency financial assistance, including but not limited to, tax exempt financing and financial aid programs for new construction and/or rehabilitation.
3. The completion of various planning studies as required to facilitate and coordinate the redevelopment process.
4. Relocation of displaced residents and businesses.
5. Rehabilitation or replacement of housing occupied by persons of very low-, low-, or moderate-income.

E. (§240) LAND USES FOR THE AMENDMENT AREA

In addition to illustrating the location of the Amendment Area boundaries, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Amendment Area, pursuant to the Comprehensive General Plan as it exists at the date of adoption of this Plan. These uses may change pursuant to Section 210 of this Plan.

1. (§241) INTERIM USES

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Amendment Area for interim uses not in conformity with the uses permitted in this Plan. However, approval of any such interim uses shall be subject to compliance with the provisions of the Zoning Ordinance.

F. (§250) PUBLIC USES FOR THE AMENDMENT AREA

1. (§251) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS

The public rights-of-way, easements, and principal streets proposed or existing in the Amendment Area are shown on the attached Redevelopment Plan Map (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the County as necessary for proper development of the Amendment Area. Additional public streets, alleys, and easements may be created by the Agency and the County in the Amendment Area as needed for proper circulation. Changes in or construction of new streets, easements and rights-of-way shall be subject to public notice in accordance with existing law.

The public rights-of-way shall be used for vehicular and pedestrian traffic, equestrian trails, and bike trails, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (§252) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

In any portion of the Amendment Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved, and shall conform with the Comprehensive General Plan.

G. (§260) GENERAL DEVELOPMENT REQUIREMENTS

1. (§261) CONFORMANCE WITH THIS PLAN

All real property in the Amendment Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of this Plan and all applicable provisions of State law. (See also Section 312 relative to Certificates of Conformance.) The Agency shall have the right, to the greatest

extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

2. (§262) NEW CONSTRUCTION

All construction in the Amendment Area shall comply with and meet or exceed all applicable state and local laws in effect as amended from time to time, including, but not necessarily limited to: fire, building, electrical, mechanical, grading, plumbing, and development codes of the County.

3. (§263) REHABILITATION AND RETENTION OF PROPERTIES

Any existing structure within the Amendment Area specifically approved for retention and rehabilitation may be repaired, altered, reconstructed, or rehabilitated as may be deemed necessary by the Agency to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses. Rehabilitation standards for buildings and site improvements may be established by the Agency. These standards may be amended from time to time and may contain specialized provisions pertaining to portions of the Amendment Area taking into consideration historic and cultural variations and the desires of the local population.

4. (§264) SUBDIVISION OR CONSOLIDATION OF PARCELS

No parcels in the Amendment Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the County.

5. (§265) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, the Comprehensive General Plan, any applicable specific plan and any requirements that may be adopted pursuant to this Plan. General limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

6. (§266) THE APPROXIMATE AMOUNT OF OPEN SPACE TO BE PROVIDED AND STREET LAYOUT

Open space and street layout in conformance with the Comprehensive General Plan is shown in the Redevelopment Plan Map included herewith in Appendix A, and described in Section 252 of this Plan. Additional open space will be provided through application of County standards for building setbacks. An estimated 800 acres will be devoted to open space, parks, trails, landscaping, building setbacks, yards, and rights-of-way at Project completion in the Amendment Area.

7. (§267) THE APPROXIMATE NUMBER OF DWELLING UNITS

In accordance with the Comprehensive General Plan, there will be approximately 6,770 dwelling units permitted in the Amendment Area upon Project completion. Planned land uses in the Amendment Area shall be as indicated on the Redevelopment Plan Map in Appendix A.

8. (§268) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES

Public uses are described in Section 250 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the County for such purposes.

H. (§270) DEVELOPMENT PROCEDURES

1. (§271) REVIEW OF APPLICATIONS FOR BUILDING PERMITS

Upon the adoption of this Plan by the County after a public hearing, no permit shall be issued for the construction of any new building or any addition to an existing building in the area covered by this Plan until the application for such permit has been processed in the manner herein provided. Any permit that is issued hereunder must be for construction that conforms to the provisions of this Plan. Upon receipt of an application for a building permit, the Building Official of the County shall request the Agency Executive Director or his/her designee to review the application to determine if the proposed improvement will conform to this Plan. Within fifteen (15) days thereafter, the Executive Director of the Agency, or designee, shall file with the Building

Official a written report setting forth his/her findings of fact, including, but not limited to, the following:

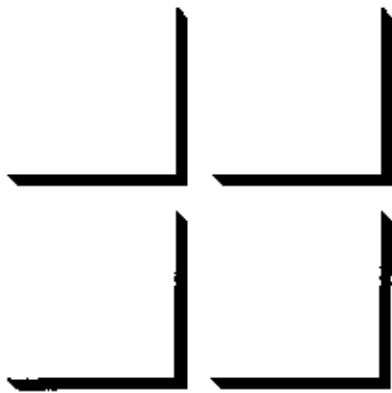
- a) Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan and the design proposed by the Agency;
- b) What modification, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan and the proposed design of the Agency; and
- c) Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

After receipt of said report, or after said fifteen (15) day period, whichever occurs first, the Building Official: 1) may issue the permit, with conditions, if any, as required by the Agency Executive Director, or his/her designee; or, 2) shall withhold the issuance of the permit if the Agency Executive Director or his/her designee has found that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within seven (7) days after withholding issuance of the permit, the Building Official shall notify the applicant by certified mail of the decision to withhold.



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III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

To achieve the objectives of this Plan, the Agency is authorized to undertake the following implementation actions:

1. (§301) Providing for participation by owners and tenants of properties located in the Amendment Area by extending preferences to remain or relocate within the redevelopment area;
2. (§302) Acquisition of real property, except through eminent domain.
3. (§303) Management of property under the ownership and control of the Agency;
4. (§304) Relocation assistance to displaced Project occupants;
5. (§305) Demolition or removal of buildings and improvements;
6. (§306) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
7. (§307) Rehabilitation, development, or construction of low- and moderate-income housing within the County;
8. (§308) Disposition of property for uses in accordance with this Plan;
9. (§309) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan; and
10. (§310) Rehabilitation of structures and improvements by present owners, their successors, or the Agency.

The above implementation actions are discussed in more detail in the following sections.

B. (§311) PARTICIPATION BY OWNERS AND TENANTS

1. (§312) CONFORMING OWNERS

The Agency wishes to alleviate physical decay, stagnation and blighting condition in the Amendment Area. The Agency is permitted by the CRL to review and approve proposed development or redevelopment of property in the Amendment Area. Therefore, the Agency may, in its sole and absolute discretion, determine that certain real property within the Amendment Area presently conforms with the requirements of this Plan. Such conforming uses will be permitted to continue in their present use without a participation agreement with the Agency, provided the owner of such conforming property continues to operate and use the real property within the requirements of this Plan.

The Agency shall, upon the request of any conforming owner, issue to such owner, in a form suitable for recordation, a Certificate of Conformance, which Certificate shall provide in substance that the property conforms to the requirements of this Plan on the date of issuance thereof.

The Agency may also determine that certain real property within the Amendment Area is substantially in conformance with the requirements of this Plan, and the owners of such property may be allowed to remain as conforming owners; however, said owners may be required to bring their property, to the extent possible, into greater conformance with this Plan.

In the event that any of the conforming owners desire to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional real property within the Amendment Area; then such conforming owners may be required to enter into a participation agreement with the Agency in the same manner as required for other owners.

Any real property owned by conforming owners outside of designated conforming parcels within the Amendment Area shall be considered and treated in the same manner as real property owned by other owners; i.e., may be subject to a participation agreement with the Agency.

2. (§313) PARTICIPATION OPPORTUNITIES FOR OWNERS

On November 3, 1998, the Agency adopted Owner Participation Rules pursuant to CRL Section 33345. The purpose of the Owner Participation Rules is to implement the operation of owner participation in connection with this Plan. Persons who are owners of real property in the Amendment Area shall be given an opportunity to participate in redevelopment by retaining all or a portion of their properties, acquiring adjacent or other properties in the Amendment Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Amendment Area, as provided in the Owner Participation Rules. To the extent now or hereafter permitted by law, the Agency may establish a program to loan funds to owners or tenants for the purpose of rehabilitating commercial or industrial buildings or structures within the Amendment Area.

The Agency specifically intends to limit its acquisition of real property to those properties that are essential to accomplishing the objectives of this Plan. Persons who own property within the Amendment Area will be afforded ample opportunities to retain and develop or rehabilitate their properties consistent with the objectives of this Plan.

In the event a participant fails or refuses to rehabilitate or develop his/her real property pursuant to this Plan and/or the participation agreement as an alternate thereto, the real property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

3. (§314) PARTICIPATION PRIORITIES

Participation opportunities will necessarily be subject to and limited by such factors as the land uses designated for the Amendment Area, the provision of public facilities, realignment of streets, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Amendment Area. Such opportunities shall be subject to the Owner Participation Rules.

If conflicts develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the

priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar adjacent land uses, conformity of participants' proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Opportunities to participate shall be provided first to owners and tenants with existing interest in the Amendment Area. Secondary participation opportunities shall be granted to owner occupants relocating within the Amendment Area in accordance with, and as a result of, Plan implementation. Third level priority shall be afforded existing tenants relocating within the Amendment Area in accordance with, and as a result of, Plan implementation. Last priority shall be afforded to firms and persons from outside the Amendment Area. If participants fail to perform as mutually agreed, the Agency shall have the authority to acquire the subject property pursuant to Section 321 of this Plan in order to effectuate the purposes of this Plan.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

4. (§315) RE-ENTRY PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the Amendment Area to re-enter in business within the Amendment Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop real property in the Amendment Area if they otherwise meet the requirements prescribed in this Plan.

5. (§316) PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain real property shall be required to join in the recordation of such documents as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Amendment Area.

C. (§320) PROPERTY ACQUISITION AND MANAGEMENT

1. (§321) ACQUISITION OF REAL PROPERTY

Subject to the limitations set forth in this Section, the Agency may acquire, but is not required to acquire, any real property located in the Amendment Area, by gift, devise, exchange, purchase, or other lawful method, excluding eminent domain.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are situated. The Agency is also authorized to acquire any other interest in real property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist, and it is necessary in order to eliminate blight or a public nuisance, eliminate an environmental deficiency, provide for needed public facilities, or to protect the public health, safety and welfare.

1. The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate an impediment to land development.
2. The buildings and/or structures are substandard as demonstrated by an inspection of the property by the County.
3. The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions.
4. The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public safety facilities, public recreational facilities and open space, and other public utilities.
5. The buildings or structures are determined by the County or Agency to be a safety hazard or a public nuisance due to physical deterioration or due to continued use of the structure or property for unlawful activities.

6. The acquisition of the property is allowed by the CRL and will promote the implementation of the Plan.

Other provisions of this Section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. (§322) ACQUISITION OF PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Amendment Area by any lawful means.

3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the Amendment Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards, any of the real or personal property that it owns.

The Agency is not authorized to own and operate rental property acquired and rehabilitated in prospects of resale, beyond a reasonable period of time necessary to effect such resale.

In accordance with CRL Section 33401, the Agency may, in any year during which it owns property in the Amendment Area, pay directly to any City, County, district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the property had it not been exempt, an amount of money in lieu of taxes that may not exceed the amount of money the City, County, district, including, but not limited to, a school district, or other public corporation would have received if the property had not been tax exempt.

D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES

The following provisions relative to the relocation of persons, families and businesses are required by the CRL to be included in this Plan, and in no way imply a plan, proposal or desire by the Agency to displace or remove a significant number of residential units.

1. (§331) RELOCATION ASSISTANCE

As required by the CRL, the Agency will provide relocation advisory assistance to any person or business that is displaced by the Agency as a direct result of this Plan's implementation. No person of low- or moderate-income will be required by the Agency to move from his/her dwelling unit until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) RELOCATION METHOD

The Agency prepared and adopted a feasible method for relocation entitled "Relocation Method for All Redevelopment Project Areas" by Resolution No. RDA 98-20 on November 3, 1998. The relocation method addresses the methodology for relocation of the following as a direct result of Agency actions to implement this Plan:

1. Families and persons to be temporarily or permanently displaced from housing facilities in the Amendment Area.
2. Non-profit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Amendment Area.

The Board of Supervisors shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings.

The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code and guidelines promulgated by the State Department of Housing and Community Development and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments that, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) TEMPORARY RELOCATION

The Agency is authorized to provide temporary relocation facilities on cleared sites within the Amendment Area. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and business facilities for businesses within the Amendment Area prior to permanent disposition and development of such cleared sites. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION, AND PUBLIC IMPROVEMENTS

The following provisions relative to demolition, clearance and site preparation are required by the CRL, and are in no way intended to imply a plan to displace or remove any housing whatsoever.

1. (§341) DEMOLITION AND CLEARANCE

The Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any real property in the Amendment Area as necessary to carry out the purposes of this Plan.

If, in implementing this Plan, any dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a

redevelopment project that is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing costs to the same income level of very-low-income households, lower-income households, and persons and families of low- and moderate-income as the persons displaced from those destroyed or removed units.

2. (§342) BUILDING SITE PREPARATION

The Agency is authorized to prepare, or cause to be prepared, any real property in the Amendment Area as building sites.

3. (§343) PROJECT IMPROVEMENTS

Pursuant to CRL Section 33421, the Agency is authorized to install and construct, or to cause to be installed and constructed, improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, overpasses, underpasses, bridges, and landscaped areas.

4. (§344) PUBLIC IMPROVEMENTS

The Agency may, with the consent and cooperation of the Board of Supervisors, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Amendment Area, if each of the Board of Supervisors and the Agency determines that:

1. That the buildings, facilities, structures, or other improvements are of benefit to the Amendment Area or the immediate neighborhood in which the project is located, regardless of whether the improvement is within another

project area, or in the case of a project area in which substantially all of the land is publicly owned, that the improvement is of benefit to an adjacent project area of the Agency.

2. That no other reasonable means of financing the buildings, facilities, structures, or other improvements are available to the Agency or the County.
3. That the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Amendment Area or provide housing for low- or moderate-income persons, and is consistent with the implementation plan adopted pursuant to CRL Section 33490.

The Agency is specifically authorized to provide or participate in providing the improvements described in Section 365, and is authorized to install and construct, or to cause to be installed or constructed, any public improvements, including utilities, necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

STREET AND CIRCULATION IMPROVEMENTS

- Construct curbs and gutters where needed
- Install traffic control systems where needed
- Pave or repave streets throughout
- Install street lighting where needed

WATER SYSTEM IMPROVEMENTS

- Upgrade and/or install water system throughout

SEWAGE IMPROVEMENTS

- Upgrade and/or install sewer system throughout

DRAINAGE AND FLOOD CONTROL IMPROVEMENTS

- Assist in construction of planned flood control facilities throughout (as outlined in the Drainage Plans for the region)
- Improve local drainage throughout

MISCELLANEOUS PUBLIC IMPROVEMENTS

- Assist in park and recreation facilities improvements where needed

OTHER IMPROVEMENTS

The Agency is authorized to plan, design, and construct additional improvements and other facilities as may be identified to ensure the complete redevelopment of the Amendment Area.

ADDITIONAL FACILITIES OR IMPROVEMENTS

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency is authorized to finance the construction of additional improvements in the Amendment Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program.

Changes in circumstances or designs may alter the location of the facilities described above in this chapter, or may require other related facilities.

5. (§345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES

1. (§351) REHABILITATION OF STRUCTURES

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Amendment Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially

assist in the rehabilitation and conservation of property in the Amendment Area not owned by the Agency.

The Agency and the County may conduct a rehabilitation program to encourage owners of property within the Amendment Area to upgrade and maintain their property consistent with County codes and standards. The Agency and the County may develop a program for making grants and low interest loans for the rehabilitation of properties in the Amendment Area. Properties may be rehabilitated under an Agency low interest loan program, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan.

2. (§352) MOVING OF STRUCTURES

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Amendment Area.

3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE AND OTHER CULTURAL, HISTORIC OR SCENIC RESOURCES

To the extent practical, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and County guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

1. (§361) GENERAL REQUIREMENTS

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

In the manner required and to the extent permitted by law, before any interest in real property acquired by the Agency in whole or in part, directly or indirectly, with tax increment monies is sold, leased, or otherwise disposed of for development pursuant to this

Plan, such sale, lease, or disposition shall first be approved by the Board of Supervisors after public hearing. The Agency shall lease or sell all real property it acquires in the Amendment Area, except property conveyed by the Agency to the County.

Where required by the CRL, all real property acquired by the Agency in the Amendment Area shall be sold or leased for development at prices which shall not be less than fair market value for the highest and best uses permitted under this Plan, or the fair reuse value of the interest to be conveyed or leased, as determined at the use and with the conditions, covenants, and development costs required by the sale or lease. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by CRL Section 33443.

All purchasers or lessees of Agency-owned property in the Amendment Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted by law, the Agency is authorized to dispose of real property by lease or sale by negotiation without public bidding. Real property may be conveyed by the Agency to the County or any other public body without charge.

2. (\$362) DISPOSITION AND DEVELOPMENT DOCUMENTS

To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the office of the County Clerk and Recorder.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in a redevelopment project shall contain the following obligations and nondiscrimination clauses.

1. Refrain from restricting the rental, sale or lease of property on the basis of race, ethnicity, color, religion, sex, marital status, ancestry or national origin of any person by lessees and purchasers of real property acquired in redevelopment projects and owners of property improved as part of a redevelopment project is prohibited. The Agency, in accordance with CRL Section 33435, shall obligate said lessees and purchasers to refrain from discriminatory practices.
2. In accordance with CRL Section 33436, leases and contracts that the Agency proposes to enter into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of any real property in the Amendment Area shall include the following provisions:
 - a) In deeds, the following language shall appear: "The grantee herein covenants by and for himself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, ethnicity, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees or vendees in the premises herein conveyed. The foregoing covenants shall run with the land."
 - b) In leases, the following language shall appear: "The lessee herein covenants by and for himself or herself, his/her heirs, executors, administrators and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against, or segregation of, any person or group of persons, on account of race, ethnicity, color, creed,

religion, sex, marital status, national origin or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure or enjoyment of the premises herein leased, nor shall the lessee himself or herself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased."

- c) In contracts entered into by the Agency relating to the sale, transfer or leasing of land or any interest therein acquired by the Agency within any Survey Area or the Amendment Area, the foregoing provisions, in substantially the forms set forth, shall be included, and such contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§363) DESIGN FOR DEVELOPMENT

Pursuant to Section 210 of this Plan, the Agency is authorized to establish restrictions on heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Amendment Area. Such controls may not relax the requirements of the Zoning Ordinance, or any applicable specific plan.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with any such controls. In the case of property that is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Amendment Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Amendment Area. The Agency will not approve any development or redevelopment plans that do not comply with this Plan.

4. (§364) DEVELOPMENT BY PARTICIPANTS

As appropriate and pursuant to the provisions of this Plan and the Owner Participation Rules, the Agency shall, offer real property in the Amendment Area for purchase and development by owner and tenant participants who have appropriately expressed an interest in participating no later than the time that real property is made available for purchase and development by persons who are not owners or tenants in the Amendment Area.

5. (§365) DEVELOPMENT BY AGENCY

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any buildings, facilities, structures, or other improvements, either within or outside the Amendment Area, for itself or for any public body or entity, if a determination is made that such improvements would be of benefit to the Amendment Area and that no other reasonable means of financing such construction is available to the community. During the period of development in the Amendment Area, the Agency shall ensure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Amendment Area is proceeding in accordance with development documents and time schedules.

The Agency may pay for, install, or construct the following facilities, and may acquire or pay for the land required, including, but not limited to:

- Community facilities
- Curbs, gutters, sidewalks, landscaping, and streetscaping
- Open Space
- Parks and playgrounds
- Public buildings (but not including County administration buildings)
- School facilities (but not including privately-owned schools)
- Trails, including, but not limited to, bicycle trails, equestrian trails and hiking trails
- Site improvements for new development, including foundations and parking structures
- Storm drains and flood control facilities
- Sewerage facilities
- Street furniture

- Street lighting
- Street rights-of-way
- Streets
- Transportation improvements required to meet an adopted congestion management deficiency plan, transportation improvement plan, or air quality management plan
- Utilities
- Water and sewer lines and facilities, including treatment facilities

The Agency shall require that development plans be submitted to it for review and approval. All development must conform to this Plan and all federal, state, and local laws, as amended from time to time, and must receive the approval of appropriate public agencies.

6. (§366) INDUSTRIAL AND MANUFACTURING PROPERTY

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Amendment Area which will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency will find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

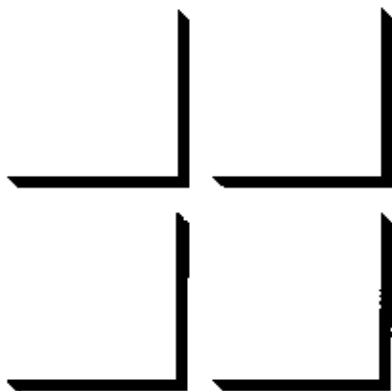
7. (§367) PERSONAL PROPERTY DISPOSITION

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.



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IV. LOW- AND MODERATE-INCOME HOUSING

A. (\$400) 20% TAX INCREMENT FUNDS REQUIREMENT

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing and improving the County's supply of housing for persons and families of low- or moderate-income.

B. (\$410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT

In carrying out the activities contemplated in this Plan, it may become necessary for the Agency to enter into various agreements, such as an agreement for acquisition of real property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution and to the extent provided by the CRL, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing the replacement housing, a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low- or moderate-income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation or rehabilitation housing objectives, or as the CRL may otherwise provide. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed Plan for review and comments by other public agencies and the general public.

To the extent required by CRL Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. When dwelling units are destroyed or removed after January 1, 2002, one-hundred percent (100%) of the replacement dwelling units shall be available at affordable housing cost to persons in the same or a lower income category (low, very low, or moderate), as the persons displaced from those destroyed or removed units.

C. (\$420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING

The Agency may, to the extent permitted by law and land use designations, inside or outside the Amendment Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, or construct or rehabilitate structures in order to provide housing for persons and families of low- or moderate-income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the County.

D. (\$430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE AMENDMENT AREA

Pursuant to CRL Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing both inside and outside the Amendment Area, particularly by the rehabilitation of

existing housing stock is of benefit to the Amendment Area. In encouraging the development of such dwelling units, the Agency shall comply with CRL Sections 33334.2(g) and 33413(b).

To the extent required by CRL Section 33413, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed within the Amendment Area by the Agency shall be for persons and families of low- or moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low-income households.

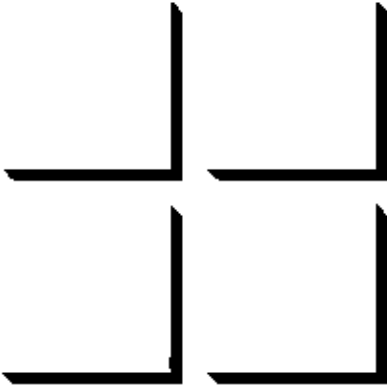
At least fifteen percent (15%) of all new and substantially rehabilitated units developed within the Amendment Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low-income households. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate-income or to very low-income households, as applicable, two units outside the Amendment Area for each unit that otherwise would have had to be available inside the Amendment Area. Also, in order to satisfy this provision, the Agency may aggregate new or substantially rehabilitated dwelling in one or more redevelopment project areas, or may purchase long-term affordability covenants in existing housing whether or not in the Amendment Area.

The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Amendment Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Amendment Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, to persons and families of low- and moderate-income displaced by the Project; provided, however, that failure to give such priority shall not affect the validity of title to the real property upon which such housing units have been developed.

E. (\$440) LAST RESORT HOUSING

If sufficient suitable housing units are not available in the County for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development or rehabilitation of low- and moderate-income housing units within the County, both inside and outside of the Amendment Area.



V. PROJECT FINANCING

A. (\$500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

The Agency, if it deems appropriate and with approval of the Board of Supervisors, is authorized to finance this Project with assistance from Riverside County, State of California, United States Government, any other public agency, through the use of property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing which are legally available and do not conflict with the objectives of this Plan.

The County may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established by an agreement between Riverside County and the Riverside County Economic Development Agency.

B. (\$510) TAX INCREMENTS

Nothing whatsoever in this Plan shall be construed as changing the base year assessment roll, as that term is defined in the CRL, for the Existing Merged Project Area. No portion or section of this Plan shall be construed in any way whatsoever, as limiting or reducing the Agency's ability to pay any indebtedness of the Agency existing as of the date of adoption of this Plan.

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Amendment Area as shown upon the assessment roll used in connection with the taxation of such property by such

taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid; and,

2. Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Amendment Area. Unless and until the total assessed value of the taxable property in the Amendment Area exceeds the total assessed value of the taxable property in the Amendment Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Amendment Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Amendment Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
3. That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to, and when collected shall be paid into, the fund of that taxing agency. This paragraph shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.
4. That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, or to the extent such levy is imposed, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

OTHER TAX INCREMENT PROVISIONS

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded,

refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in the Amendment Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, the construction or acquisition of and public improvements which will be of benefit to the Amendment Area.

C. (\$520) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes, including ones in which the principal and interest are payable in whole or part from tax increments, when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable. The total outstanding principal of any bonds so issued and repayable from said tax increments shall not exceed Seventy-Five Million Dollars (\$75,000,000) in the Amendment Area.

D. (\$530) LOANS AND GRANTS

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

E. (\$540) FINANCING LIMITATIONS

No loans, advances, or indebtedness to finance, in whole or in part, this project and to be repaid from the allocation of taxes described in

the aforementioned CRL Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the effective date of the ordinance adopting this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the Low- and Moderate-Income Housing Fund (see Section 560) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

The time limit to incur debt may be extended for a period not to exceed 10 years more than the time limit to incur debt established above for the Amendment Area by amendment to this Plan, upon a finding by the Agency that significant blight remains in the Amendment Area and that the remaining blight cannot be eliminated without establishment of addition debt.

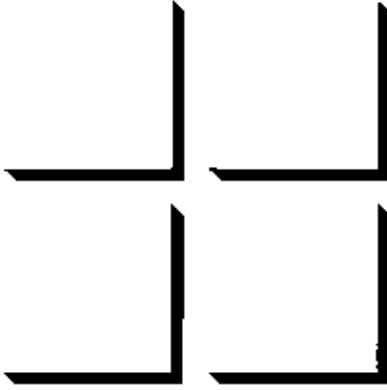
F. (§550) SPECIAL PROVISIONS RELATED TO AMENDMENT AREA

Taxes as may be allocated to the Agency from the Amendment Area may be first allocated, subject to the limitations set forth in this Section 550, to the Amendment Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Amendment Area.

If the Agency, prior to the adoption of this Plan, has incurred any indebtedness on account of the Existing Merged Project Area, taxes attributable to the Existing Merged Project Area, which are allocated to the Agency pursuant to Section 33670 of the CRL, shall first be used to comply with the terms of any bond resolution or other agreement pledging the taxes from the Existing Merged Project Area.

G. (§560) LOW- AND MODERATE-INCOME HOUSING FUND

Not less than twenty percent (20%) of all taxes which are allocated to the Agency pursuant to Section 510 of this Plan shall be held in a separate low- and moderate-income housing fund and used by the Agency for the purposes of increasing and improving the community's supply of housing for persons and families of low- or moderate-income, as defined in Health and Safety Code Section 50093, and very-low-income households, as defined in Health and Safety Code Section 50105.



VI. ADMINISTRATION

A. (§600) ADMINISTRATION AND ENFORCEMENT OF THE PLAN

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the County.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the County. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Amendment Area may be enforced by such owners.

All provisions of the CRL as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

B. (§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS AND TIME LIMITS TO RECEIVE PROPERTY TAXES

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, the following time limit shall apply:

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, and except as provided by CRL Section 33333.2 subdivision (a)(2), or other provisions of the CRL, or as further stated herein, the time limitations for the effectiveness of this

Plan in the Amendment Area shall be 30 years from the date of adoption of Ordinance No. ____ adopting this Plan.

Except to the extent a longer period of time may be allowed pursuant to CRL Section 33333.6 subdivisions (g), and (h), or other provisions of the CRL, and as further stated herein, the time limitations to receive property taxes to pay indebtedness or to receive property taxes pursuant to CRL Section 33670 shall be 45 years from the date of adoption of the ordinance adopting this Plan.

C. (\$620) PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative, and formal amendment of the Plan is not required for a subsequent interpretation.

D. (\$630) AGENCY/COUNTY COOPERATION

Subject to any limitation in law, the County will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight or those conditions which caused the blight in the Amendment Area. Actions by the County may include, but are not necessarily limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Amendment Area. Such action by the County may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
2. Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Amendment Area.
3. Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in the Amendment Area to ensure their proper development and use.
4. Provision for administration and enforcement of this Plan by the County after development.

5. Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Amendment Area to be commenced and carried to completion without unnecessary delays.
6. The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

E. (\$640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

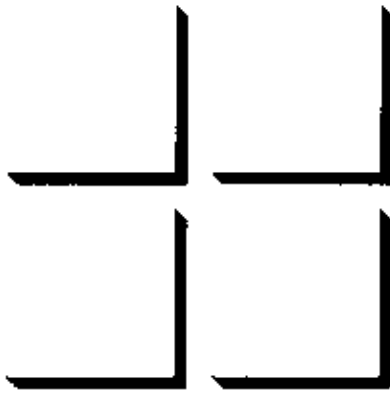
Certain public bodies are authorized by State law to aid and cooperate, with or without consideration, in the planning, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Amendment Area. Any public body that owns or leases property in the Amendment Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.



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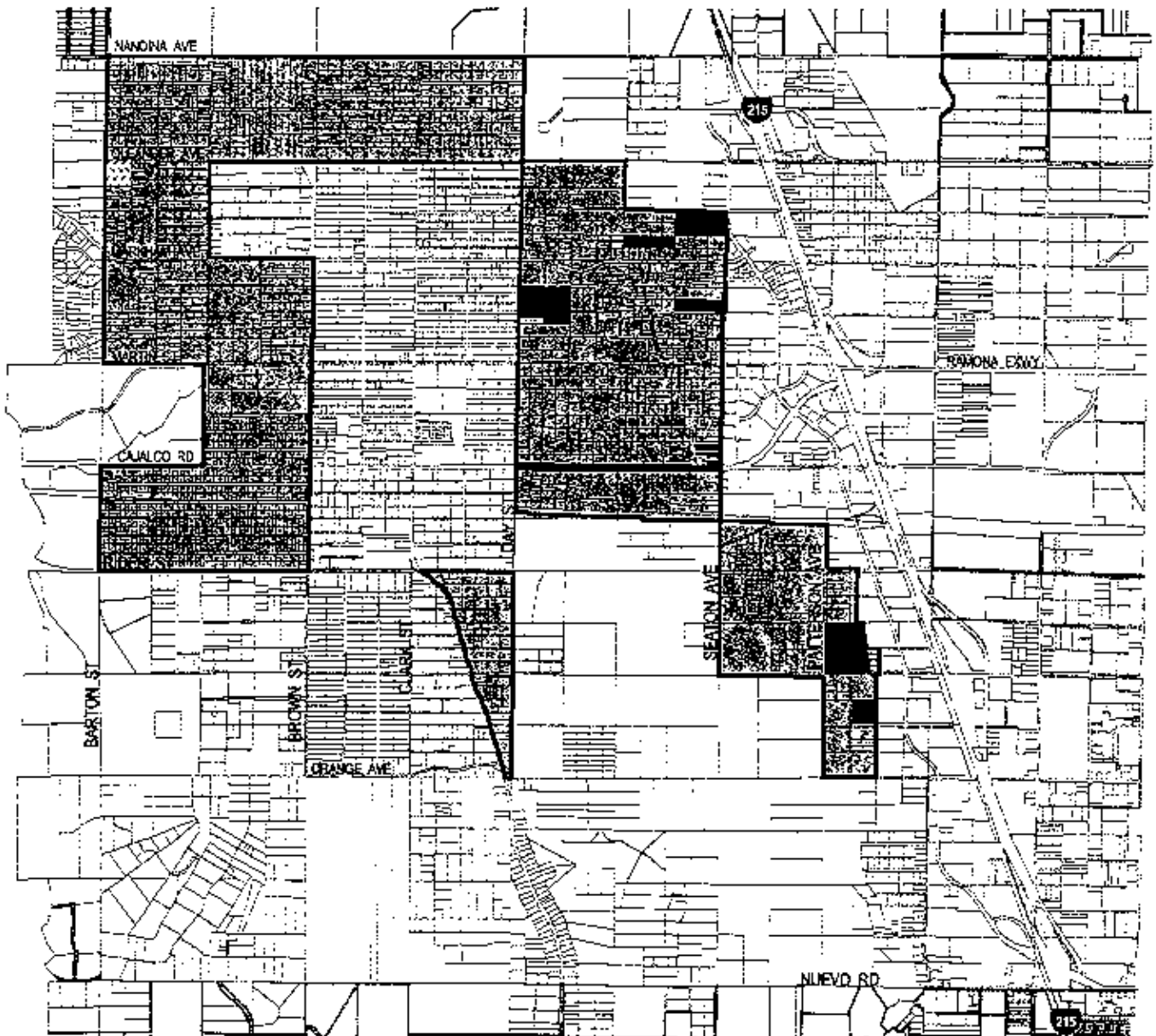




APPENDIX A

Redevelopment Plan Map

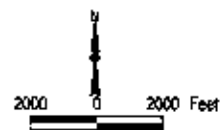
The Redevelopment Plan Map is on the following page. This map is based on the Comprehensive General Plan and any specific plans that may apply to the Amendment Area. This map is not intended to replace or in any manner modify the Comprehensive General Plan, the any applicable specific plans, or the Zoning Ordinance.



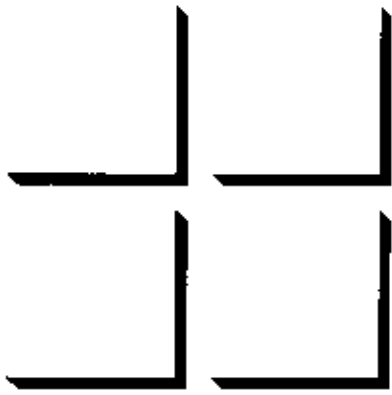
Appendix A

Redevelopment Agency for the County of Riverside
Mead Valley Community

REDEVELOPMENT PLAN MAP



- General Plan Land Use Legend
-  Single Family Residential
 -  Commercial
 -  Industrial
 -  Light Agriculture
 -  Proposed Amendment Area



APPENDIX B
Legal Description

LEGAL DESCRIPTION

Redevelopment Agency for the County of Riverside

REDEVELOPMENT PROJECT AREAS Nos. 5-1986 & 5-1987, AMENDMENT No. 2 (MEAD VALLEY COMMUNITY)

This Legal Description is to be used in conjunction with the Boundary Map of the Redevelopment Agency for the County of Riverside Redevelopment Project Areas Nos. 5-1986 & 5-1987, Amendment No. 2 (Mead Valley Community).

The course numbers on the description correspond with the course numbers shown on the Boundary Map. All of that certain real property in the County Riverside, State of California described as follows:

SUBAREA A

POB

Beginning at the intersection of the centerline of Rider Street, 60 feet wide, with the centerline of Barton Street, 80 feet wide; thence

1. North a distance of 2,670 feet more or less along said centerline to its intersection with the north line of the northwest one quarter of Section 9, Township 4 South, Range 4 West, SBBM also being the westerly prolongation of the centerline of Cajalco Road, 60 feet wide; thence
2. East a distance of 2,650 feet more or less along said centerline to its intersection with the centerline of Alexander Street, 60 feet wide; thence
3. North a distance of 2,580 feet more or less along said centerline to its intersection with the centerline of Martin Street, 60 feet wide; thence
4. West a distance of 2,650 feet more or less along said centerline to its intersection with the centerline of Barton Street, 60 feet wide; thence
5. North a distance of 7,760 feet more or less along said centerline to its intersection with the south line of Nandina Avenue, 60 feet wide; thence
6. East a distance of 10,520 feet more or less along said south line to its intersection with the east line of Day Street, 60 feet wide; thence

7. South a distance of 2,620 feet more or less along said east line to its intersection with the north line of Oleander Avenue, 60 feet wide; thence
8. West a distance of 7,850 feet more or less along said north line to its intersection with the west line of Alexander Street, 60 feet wide; thence
9. South a distance of 2,480 feet more or less along said west line to its intersection with the south line of Markham Street, 60 feet wide; thence
10. East a distance of 2,600 feet more or less along said south line to its intersection with the east line of Brown Street, 60 feet wide; thence
11. South a distance of 7,890 feet more or less along said east line to its intersection with the centerline of Rider Street, 60 feet wide; thence
12. West a distance of 5,280 feet more or less along said centerline to the Point of Beginning.

SUBAREA B

POB

Beginning at the intersection of the east line of Old Elsinore Road, 60 feet wide, with the south line of Rider Street, 80 feet wide; thence

1. East a distance of 2,350 feet more or less along said south line to its intersection with the east line of Section 15, Township 4 South, Range 4 West; thence
2. South a distance of 5,240 feet more or less along said east line to its intersection with the south line of said section 15; thence
3. West a distance of 147 feet more or less along said south line to its intersection with the east line of Old Elsinore Road; thence
4. Northeasterly a distance of 5,840 feet more or less along the east line of Old Elsinore Road to the Point of Beginning

SUBAREA C

POB

Beginning at the intersection of the north line of Cajalco Road, 60 feet wide, with the east line of Day Street, 80 feet wide; thence

1. North a distance of 7,660 feet more or less along said east line to its intersection with the north line of Section 2, Township 4 South, Range 4 West, SBBM; thence
2. East a distance of 2,610 feet more or less along said north line to its intersection with the west line of the northwest one-quarter of said section 2; thence
3. South a distance of 1,200 feet more or less along said west line to its intersection with the north line of the south one-half of the northeast one-quarter of said section 2; thence
4. East a distance of 2,600 feet more or less along said north line to its intersection with the west line of Seaton Avenue; thence
5. South a distance of 6,430 feet more or less along said west line and the centerline of Seaton Avenue to its intersection with the north Right-of-way line of Cajalco Road, 60 feet wide; thence
6. West a distance of 5,170 feet more or less along said north Right-of-Way line to the Point of Beginning.

SUBAREA D

POB

Beginning at the intersection of the centerline of Seaton Avenue, 60 feet wide, with the south line of the north one-half of the southeast one quarter of Section 11, Township 4 south, Range 4 west; thence

1. West a distance of 1,974 feet more or less along said south line to its intersection with the east line of the West one-quarter of the North one half of the Southeasterly one-quarter of said Section 11; thence
2. North a distance of 48 feet more or less along said east line to its intersection with the south line of Metropolitan Water District Right-of-Way line 150.05 feet wide; thence

3. West a distance of 3,295 feet more or less along said south line to its intersection with the east Right-of-Way line of Day Street, 40 feet wide; thence
4. North a distance of 1,174 feet more or less along said east Right-of-Way line to its intersection with the south Right-of-Way line of Cajalco Road, 80 feet wide; thence
5. East a distance of 5,255 feet more or less along said south Right-of-Way line to its intersection with the west line of Seaton Avenue; thence
6. South a distance of 1,222 feet more or less along said west line to the Point of Beginning.

SUBAREA E

POB

Beginning at the intersection of the centerline of Patterson Avenue with the centerline of Placentia Street; thence

1. West a distance of 2,684 feet more or less along said centerline and its westerly prolongation line to its intersection with the West line of Section 13, Township 4 South, Range 4 West; thence
2. North a distance of 3,978 feet more or less along said west line and the West line of Section 12, Township 4 South, Range 4 West to its intersection with the north line of Lot 1 of Figadota Farms No. 19 Amended in Map Book 18, Page 36; thence
3. East a distance of 2,642 feet more or less along said north line to its intersection with the west line of Patterson Avenue; thence
4. South a distance of 1,487 feet more or less along said west line to its intersection with the south line of Rider Street; thence
5. East a distance of 499 feet more or less along said south line to its intersection with the west line of Parcel 4 of Parcel Map No. 11360 as recorded in Book 51, Page 78 of Parcel Maps Records of said County; thence
6. South a distance of 667.88 feet more or less along said west line to its intersection with the south line of said Parcel No. 4; thence

7. East a distance of 151.45 feet more or less along said south line to its intersection with the east line of Parcel Map No. 12273 as recorded in Book 58, Page 20 of Parcel Maps Records of said County; thence
8. South a distance of 661.74 feet more or less along said south line to its intersection with the centerline of Walnut Street; thence
9. East a distance of 299.79 feet more or less along said centerline to its intersection with the west line of Lot No. 7 of Chandlers Subdivision Revised as recorded in Map Book 1, Page 33; thence
10. South 10° East a distance of 674 feet more or less along west line to its intersection with the south line of said Lot No. 7; thence
11. East a distance of 320 feet more or less along said south line to its intersection with the west line of Parcel Map No. 11846 as recorded in Book 62, Page 13 of Parcel Maps Records of said County; thence
12. South a distance of 2,610 feet more or less along said west line and its southerly prolongation to its intersection with the centerline of Orange Avenue; thence
13. West a distance of 659 feet more or less along said centerline to its intersection with the west line of the east one-half of said Section 13; thence
14. North a distance of 2,590 feet more or less along said west line to the Point of Beginning.

